

Document #4843

12/18/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF SHARLEEN JOHNSTON
DISPOSITION PARCEL 16 (63 HIGHLAND STREET)
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I; including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Sharleen Johnston has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 167 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Sharleen Johnston be and hereby is tentatively designated as Redeveloper of Disposition Parcel 16 in the Kittredge Square Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel 16 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

SELECTION CRITERIA FOR 63 HIGHLAND STREET
PARCEL 16 - KITTREDGE SQUARE URBAN RENEWAL AREA

SELECTION CRITERIA

All development proposals will be judged, among other things, in accordance with the stated criteria, with special consideration being given to:

- a. Proposals for with at least one owner-occupied unit.
- b. Proposals which provide affordable housing with at least one unit affordable to low- or moderate-income residents as defined in the attached tables. Rents and/or sales prices should reflect no more than the monthly costs indicated in the table. Proposals should not assume that any public subsidies are available.
- c. Quality of design and soundness of program that will complete the highest quality of rehabilitation in the shortest time.
- d. Developers who possess the financial qualifications to undertake the rehabilitation.
- e. Proposals that can demonstrate neighborhood support for the project.

Priority will be given to developers who are selected on the following basis:

- o First-time homebuyers who intend to live in the property for at least five years.
- o Displaced families and/or relocatees from the project area who desire to rehabilitate for owner-occupancy consistent with the needs of the neighborhood and community at large.
- o Displacees from other urban renewal areas or those displaced by other governmental action who desire to become owner-occupants.
- o Residents or developers of the project area who possess the qualifications to undertake the rehabilitation.
- o Those families currently living in substandard or overcrowded conditions.
- o Residents or developers of the City of Boston.

After the Staff of the Authority has reviewed and evaluated all the proposals and materials submitted with the Letters of Intent, they may recommend to the Authority the necessary public disclosure of the name of the developer, together with the names of its officers and investors, and the terms of the proposal to be made, in compliance with the policies and procedures established by the Boston Redevelopment Authority and in accordance with Federal regulations.

TO: BOSTON REDEVELOPMENT AUTHORITY

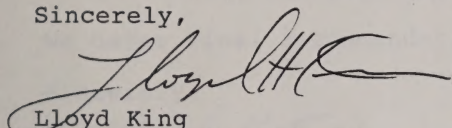
FROM: KITTREDGE SQUARE URBAN RENEWAL AREA
PARCEL 16 - 63 HIGHLAND STREET, ROXBURY
PROJECT REVIEW COMMITTEE

SUBJECT: SHARLEEN JOHNSTON AS DEVELOPER OF PARCEL 16

DATE: DECEMBER 12, 1986

We concur with the final recommendation by the BRA staff of Sharleen Johnston, as the redeveloper for Parcel 16 (63 Highland Street, Roxbury) Kittredge Square Urban Renewal Area.

Sincerely,



Lloyd King
for 63 Highland Street
Project Review Committee

cc: Project Review Committee
David Baker
Major Lewis
Muhammad Abdus-Sabur
Muhammad Ali-Salaam

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: KITTREDGE SQUARE PARCEL 16 PROJECT
PROJECT REVIEW COMMITTEE

RE: RECOMMENDATION FOR DEVELOPER DESIGNATION

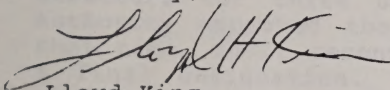
DATE: DECEMBER 3, 1986

Based on the review of proposals submitted regarding the above mentioned parcel, it is the recommendation of this committee that the finalist be:

1. Sharleen Johnston
2. Cecil Hansel
3. Michale DeLacey

We defer final recommendation to the BRA staff.

Sincerely,



Lloyd King
for 63 Highland Street
Project Review Committee

cc: Project Review Committee
David Baker
Major Lewis
Muhammad Ali-Salaam
Muhammad Abdus-Sabur

BOARD APPROVED _____

8C

MEMORANDUM

September 26, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT AND
DAVID BAKER

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA - MASS. R-167
Parcel 16-63 Highland Street
1. Rescission of Redeveloper
2. Permission to Re-Advertise

Disposition Parcel 16 (63 Highland Street) contains a three story, vacant residential rowhouse under Authority ownership.

This parcel was advertised in 1980 for redevelopment proposals and John C. Jones responded with a proposal to rehabilitate the structure for three units of housing. On February 12, 1981 the Authority approved the tentative designation of Mr. Jones. Since that time, until recently, little progress was accomplished towards a final designation. Mr. Jones also owns various properties in the City of Boston and considerable back taxes are overdue on these properties.

It is recommended that the tentative designation of John C. Jones as redeveloper of Parcel 16 be rescinded for non-action and that the Director be authorized to readvertise said parcel for development interest.

VOTED: That the tentative designation of John C. Jones for Parcel 16 in the Kittredge Square Urban Renewal Area be and hereby is rescinded; and further that the Director be and hereby is authorized to make public advertisement of Disposition Parcel 16 in the Kittredge Square Urban Renewal Area, in accordance with the Authority's policies and procedures.

PART I

HUD-4001
(7-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: **SHARLEEN JOHNSTON**
- b. Address and ZIP Code of Redeveloper: **77 HIGHLAND ST. ROXBURY MA. 02119**
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in KITTREDGE SQUARE URBAN RENEWAL AREA

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS
is described as follows²

*63 Highland St
PARCEL 16 Kittredge St*

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____ :

☐ A corporation.

REDEVELOPER IS AN INDIVIDUAL

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 172,000 . . . \$
- d. Cost per dwelling unit of any residential rehabilitation \$48,000 (3) \$28,000 (1)

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
One (2) bedroom unit	\$000.00	60,000 <i>Ardo</i>
One (2) bedroom unit	\$600.00	100,000 <i>Sole</i>
One (2) bedroom unit	\$000.00	owner occupied
One studio unit	\$000.00	
	\$2400.00 monthly	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Refrigerators (3) Stoves (1) Sinks (3) Garbage Disposals (3)

3 CERTIFICATION

I (We), SHARLEEN JOHNSTON

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 5/23/86

Dated: _____

Sharleen Johnston
Signature

Signature

INDIVIDUAL DEVELOPER

Title

Title

77 HIGHLAND STREET ROXBURY MA 02119

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(2-49)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: SHARLEEN JOHNSTON

b. Address and ZIP Code of Redeveloper: 77 HIGHLAND ST. ROXBURY MA. 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from:

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

KITTREDGE SQUARE URBAN RENEWAL AREA

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA.
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of 5/23, 19 86, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

I plan to negotiate a CONSTRUCTION MORTGAGE LOAN from a reputable mortgage or loan company. I feel that I am a good candidate given that I earn a respectable salary, have been on my job (6+) years, and have accumulated reasonable savings.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

I myself have never been involved in redevelopment however I do have access to various TRADESMEN that have worked redeveloping properties in the Boston area.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ None

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

None

\$

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

3

None

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Sharleen Johnston

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 5/23/86

Dated: _____

Sharleen Johnston

Signature

Proposed Redeveloper

Title

Title

77 Highland St. Roxbury Ma. 02119

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

COMFED

MORTGAGE CO., INC.
A SUBSIDIARY OF COMFED SAVINGS BANK
SINCE 1952

Door 10, Lakeside Office
North Avenue, Waverfield, Massachusetts 01880 (617) 246

July 3, 1986

Ms. Charlene Johnston
77 Highland St.,
Roxbury, Mass. 02119

Re: 63 Highland St.,
Roxbury, Mass. 02119

Dear Ms. Johnston;

I have reviewed the proposal for development of a parcel of City owned property located at the above mentioned address and feel that it is quite sound and reasonable.

After careful examination of your proposal I strongly urge you to contact me for an appointment to discuss the details of how we may further assist you.

Sincerely,

Bettie Bourne-Johnson
Bettie Bourne-Johnson
Vice-President

BETA ALPHA CENTURY
GENERAL CONTRACTOR
37 Northampton Street
Cambridge, MA 02142
December 08, 1986

BRA
2406 Washington Street
Roxbury, Mass. 02119

Dear Mr. Baker,

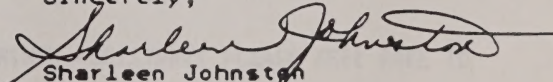
If I am selected developer of parcel number 16 in the Kittredge Square Area of Roxbury I intend to do the following:

- Completely renovate the three existing units into condominiums
- Sell one renovated unit at an affordable rate, as defined by BRA standards
- Sell the other renovated unit at the going market rate
- Occupy one unit

NOTE:

Reconstruction Cost	\$ 58,000.00 per unit
Loan to be negotiated	\$180,000.00
Estimate selling price of two units	<u>\$160,000.00</u>
Estimated cost of owner occupied unit	\$ 20,000.00

Sincerely,


Sharleen Johnston

**BETA ALPHA CENTURY
GENERAL CONTRACTOR**

219 Fayerweather Street
Cambridge, MA 02138
(617) 576-1244

MARK A. JOHNSON
President

6/20/86

DEAR MS. JOHNSTON;

IN RESPONSE TO YOUR REQUEST FOR A BRIEF PROPOSAL HIGHLIGHTING PLANS FOR REHABILITATING PARCEL # 16 IN THE KITTREDGE SQUARE URBAN RENEWAL AREA , I SUBMIT THAT MY COMPANY, BETA ALPHA CENTURY IS PREPARED TO DO THE FOLLOWING:

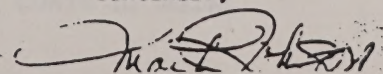
- REPAIR ALL FIRE AND WEATHER DAMAGED AREAS
- INSTALL A NEW ROOF
- INSTALL THREE NEW HEATING SYSTEMS
- INSTALL THREE NEW HOT WATER SYSTEMS
- INSTALL THREE NEW KITCHENS
- INSTALL THREE NEW BATHROOMS
- HANDLE ALL NECESSARY CARPENTRY INCLUDING DOORS, WINDOWS, FLOORS, ETC.

\$144,000.00

AS YOU CAN CLEARLY SEE MY INTENTION IS TO PROVIDE YOU WITH THREE COMPLETELY RENOVATED/ REHABILITATED UNITS WHICH MEET EXISTING STATE AND CITY BUILDING CODES.

IF YOU HAVE ANY QUESTIONS OR IF I CAN BE OF FURTHER ASSISTANCE PLEASE FEEL FREE TO CONTACT ME .

SINCERELY,



OUTLINE SPECIFICATIONS

I. DEMOLITION

- A. REMOVAL AND DISPOSAL OF ALL DEFECTIVE PLASTER, FLOORING, STAIRWAY AND STRUCTURAL MEMBERS EFFECTED BY FIRE AND WATER DAMAGE.
- B. REMOVE AND DISPOSE OF ALL MECHANICAL - SYSTEMS WHICH INCLUDES ALL ELECTRICAL WIRING, PLUMBING AND HEATING PIPING, RADIATORS ETC.
- C. REMOVE AND DISPOSE OF ALL WINDOWS AND DOORS THROUGHOUT THE STRUCTURE.
- D. REMOVE EXISTING ROOFING MATERIAL INCLUDING ALL FLASHING.

II. EXTERIOR WORK

- A. CLEAN, REPOINT, AND REPAIR ALL BRICKWORK INCLUDING EXISTING CHIMNEY.
- B. FURNISH AND INSTALL NEW 4-PLY T&G ROOFING WITH ALL NEW METAL FLASHING.
- C. FURNISH AND INSTALL ALL NEW SOLID CORE WOOD DOOR WITH ALL NEW HARDWARE FOR FRONT AND REAR DOOR AND NEW METAL BULKHEAD DOOR FOR BASEMENT.
- D. FURNISH AND INSTALL NEW REAR FENCE WITH GATE AT REAR YARD.
- E. FURNISH NEW METAL DOUBLE GLAZED SASH WITH INSECT SCREENS AS MANUFACTURED BY SEASONAL OF EQUAL. ALL WINDOWS TO RECEIVE CAULKING OF BOTH EXTERIOR AND INTERIOR JOINTS. ADDITIONALLY THERE SHALL BE INSULATION INSTALLED BETWEEN ANY SPACE OF BUILDING STRUCTURE AND NEW WINDOW FRAME AS WELL.
- F. REPAIR AND INSTALL NEW STRUCTURAL TIMBERS FOR FLOORING, ROOFS, STAIRS AND WALL STRUCTURES THAT ARE DEFECTIVE.
- G. REPAIR DEFECTIVE FRONT STAIRS REMOVING AND RESETTING SLABS, PATCH ALL STONE TREADS AS REQUIRED WITH EXPOXY CEMENT GROUT FOR ALL VERTICAL AND HORIZONTAL JOINTS.
- H. MISCELLANEOUS METALS
 - 1. INSTALL NEW METAL HANDRAILS FOR FRONT STAIRS RAILS TO BE W.I. PAINTED WITH 2 COATS OF METAL PAINT.

2. INSTALL TWO (2) NEW METAL FIRE BALCONIES FOR SECOND AND THIRD FLOOR APARTMENTS.
3. INSTALL NEW W.I. GRILLES FOR BASEMENT WINDOWS PAINT ALL PARTS WITH TWO (2) COATS OF METAL PAINT AND INSTALL NEW METAL BASEMENT SASH FRONT AND REAR.

III. INTERIOR

- A. FURNISH AND INSTALL NEW 2X4 STUD PARTITION AND NEW 1/2" GYPSUM BOARD FOR PARTITION AND CEILINGS ON WALLS WITHIN THE APARTMENT.

INSTALL THREE (3) NEW KITCHEN UNITS CONSISTING OF NEW 9-10 FT. BASE AND WALL CABINETS WITH NEW STAINLESS STEEL DOUBLE SINK AND SPRAY UNIT. FURNISH THREE (3) NEW 30" GAS RANGES WITH DUCTLESS RANGE HOOD AND THREE (3) NEW 12 CU. FT. FROST FREE REFRIGRATORS; HOTPOINT, KENMORE, OR GLEN.

- B. INSTALL THREE (3) NEW BATHROOMS COMPLETE WITH CERAMIC TILE WAISCOT 4' HIGH AND FULL HEIGHT IN TUB AREA.
- C. PATCH ALL EXISTING WALLS AND CEILINGS AND PAINT ALL WALLS, CEILING AND TRIM WITH TWO (2) COATS OF LATEX PAINT. CALIFORNIA, U.S. GYPSUM OR EQUAL.
- D. INSTALL NEW SHEET VINYL FLOOR COVERING IN KITCHEN AREAS AND WALL TO WALL CARPET ON ALL OTHER ROOMS AND HALLWAYS.
- E. FURNISH AND INSTALL ALL NEW WOOD TRIM; MOULDINGS DOORS AND JAMBS COMPLETE WITH ALL BUILDERS HARDWARE.
- F. PROVIDE NEW CLOSETS IN ALL BEDROOM AREAS, BATHROOM AND ENTRY HALLS COMPLETE WITH SHELF AND CLOTHING ROD.

IV. MECHANICALS

A. PLUMMING

1. INSTALL ALL NEW WASTE AND VENT STACKS THOUGHOUT BUILDING OUT TO STREET TIE IN.
2. INSTALL NEW COPPER WATER LINE OUT TO MAIN WATER LINE IN STREET.
3. INSTALL ALL NEW COLD AND HOT WATER SUPPLY LINES USING "L" TYPE COPPER TUBING WITH ALL COPPER FITTINGS AND HANGERS.

B. HEATING

1. INSTALL THREE (3) NEW FORCED HOT WATER BOILERS WITH NEW BASEBOARD RADIATION FOR ALL ROOMS TO PROVIDE SUFFICIENT HEAT FOR ALL AREAS.

C. ELECTRICAL

INSTALL ALL NEW WIRING THROUGHOUT WHICH INCLUDES:

ALL BRANCH CIRCUITS AND MAIN FEED FOR 200 AMP SERVICE WITH THREE (3) METERS. WITH SIXTEEN (16) CIRCUIT PANEL BOARD.

ALL LIGHTING SHALL BE AS MANUFACTURED BY PROGRESS SEAGULL OR EQUAL.

ALL APARTMENT UNITS SHALL BE EQUIPPED WITH HARD WIRE SMOKE DETECTOR UNITS.

D. TELEPHONE

ALL TELEPHONE WIRING SHALL BE PRE-WIRED AS CONSTRUCTION BEING DONE.

V. COMMON AREAS

- A. THE STAIRHALL SHALL HAVE DOUBLE 5/8" FIRECODE WALLBOARD WITH 1 3/4" SOLID CORE FIRERATED DOORS TO ALL APARTMENT UNITS AND SHALL BE EQUIPPED WITH METAL DOOR FRAMES AND SEIGEL DEAD BOLT LOCKS FOR EACH DOOR.
- B. ALL STAIRS SHALL BE REPAIRED AND TREADS COVERED WITH FULL WIDTH RUBBER STAIR TREADS WITH INTEGRAL RUBBER NOSING PIECE.
- C. ALL HANDRAILING, BALISTRATE, NEWELPOSTS AN MOULDINGS SHALL BE REPAIRED AND REFINISHED WITH OIL STAIN FINISH AND SEALED WITH CLEAR SEALER.
- D. ALL WALLS AND CEILINGS SHALL BE SANDED SMOOTHED AND PAINTED WITH TWO (2) COATS OF LATEX PAINT.
- E. ALL LIGHTING SHALL BE ON A TIME WORK BASIS WITH LIGHT FOR EACH FLOOR AND ONE ADDITIONAL UNIT PLACED IN VESTIBULE LOBBY OVER MAIL BOXES.
- F. FURNISH AND INSTALL THREE (3) NEW MAILBOXES WITH INTERCOM SYSTEM WITH BUZZER SYSTEM ON EXTERIOR OF BUILDING.

G. BASEMENT

- INSTALL NEW WOOD STAIRS TO BASEMENT AREA FROM 1ST FLOOR LEVEL.
- H. INSTALL NEW 4" CONCRETE FLOOR SLAB WITH CORNER REINFORCING BARS AT ALL CORNERS OF THE SLAB.
- I. INSTALL NEW 16'x16" CONC. FOOTINGS FOR NEW 4" LALLY COLUMNS THAT WILL BE INSTALLED UNDER CENTER BEAM.
- J. INSTALL NEW 4" PLATFORM TO ACCOMMODATE THREE (3) NEW FORCED HOT WATER BOILERS.

GENERAL NOTES

- o ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES
- o WORK WILL NOT BE DONE WITHOUT OBTAINING PROPER PERMITS AND INSURANCES
- o ALL EXTERIOR WALLS, CEILING AND FOUNDATIONS SHALL BE SEALED TO PREVENT ANY RODANT ENTRY INTO BUILDING
- o ALL EXTERIOR WALLS AND CEILINGS SHALL HAVE BATT FIBERGLASS INSULATION INSTALLED COMPLETE.

BANK REQUEST

CONSTRUCTION	\$ 144,000.00
CONSTINGENCY 10% - 25%	14,400.00
ARCHITECHURAL FEES 10%	16,000.00
	\$ 181,000.00

PART II.

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: SHARLEEN JOHNSTON

b. Address and ZIP Code of Redeveloper: 77 HIGHLAND ST. ROXBURY MA. 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from:

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

KITTREDGE SQUARE URBAN RENEWAL AREA

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA.
is described as follows:3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of 5/23, 1986, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

I plan to negotiate a CONSTRUCTION MORTGAGE LOAN from a reputable mortgage or loan company. I feel that I am a good candidate given that I earn a respectable salary, have been on my job (6+) years, and have accumulated reasonable savings.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

I myself have never been involved in redevelopment however I do have access to various TRADESMEN that have worked redeveloping properties in the Boston area.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper, or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ None

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

None

\$

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

None

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Sharleen Johnston

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 5/23/86

Dated: _____

Sharleen Johnston

Signature

Proposed Redeveloper

Title

77 Highland St. Roxbury Ma. 02119

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



Door 10, Lakeside Office
North Avenue, Waketield, Massachusetts 01880 (617) 246

July 3, 1986

Ms. Charlene Johnston
77 Highland St.,
Roxbury, Mass. 02119

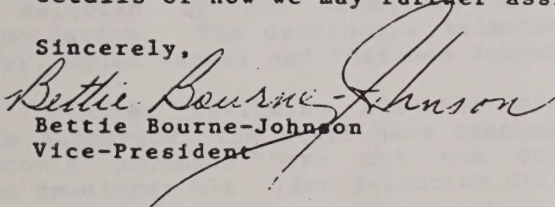
Re: 63 Highland St.,
Roxbury, Mass. 02119

Dear Ms. Johnston;

I have reviewed the proposal for development of a parcel of City owned property located at the above mentioned address and feel that it is quite sound and reasonable.

After careful examination of your proposal I strongly urge you to contact me for an appointment to discuss the details of how we may further assist you.

Sincerely,


Bettie Bourne-Johnson
Vice-President

MEMORANDUM

DECEMBER 18, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
DAVID BAKER, PROJECT COORDINATOR

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA
MASS. NO. R-167
TENTATIVE DESIGNATION
PARCEL 16 (63 HIGHLAND STREET)

Disposition Parcel 16 (63 Highland Street) contains a three story masonry vacant residential row house between Cedar and Linwood Streets in the Kittredge Square Urban Renewal Area.

On September 26, 1985 the Board of the Authority voted the rescission of a developer who had been tentatively designated in 1981 and further authorized the Director to readvertise the parcel for development interest. Ten proposals were submitted and reviewed by a Project Review Committee (PRC) consisting of community resident leaders and Authority staff members.

Said Project Review Committee was established for the purpose of allowing community review of each proposal for 63 Highland Street. At the December 3, 1986 Project Review Committee meeting, three developers were selected by the Committee as the community's recommendation. The developers selected were: Michael DeLacey, Cecil Hansel and Sharleen Johnston.

After reviewing all the proposals received by the Authority, the staff have concluded that Sharleen Johnston's proposal best met the criteria set-forth in the developer kit. (See Selection Criteria Attachment A)

Sharleen Johnston is a resident of Roxbury, and will become a first-time homeowner. She will provide one condominium at an affordable sales price, will be an owner occupant of the second unit and will sell the third unit at a market rate.

The affordable condominium containing about 1,000 square feet of livable space with two bedrooms will be sold to a low-moderate income family at \$63,000 with deed restrictions in accordance with the Authority's covenant for affordable housing.

The market-rate unit and the developer's unit are similar in size and bedroom count with the market-rate unit selling for about \$100,000.

The structure will be completely renovated by the Beta Alpha Century General Contractor at a cost of approximately \$144,000. This company is located in Cambridge and has done several renovation projects in the Roxbury community. The total development cost is approximately \$180,000.

Renovation will be done according to plans by Architect Julian Branker of Andley Branker Associates of Burlington, Mass.

The COMFED Mortgage Company, Inc., a subsidiary of COMFED Savings Bank has submitted a letter to Ms. Johnston showing interest in financing this project.

It is therefore recommended that Sharleen Johnston be designated tentative redeveloper for Disposition Parcel 16 in the Kittredge Square Urban Renewal Area.

An appropriate resolution is attached.

[illegible]

